



THE
A-TEAM

**RE/MAX
FIRST**

3227 41 Street, Calgary T2B 1E7

MLS®#: **A2185432**

Area: **Dover**

Listing Date: **01/06/25**

List Price: **\$534,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **4,197 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **849**
Low Sqft:
Ttl Sqft: **849**

DOM

16
Layout
Beds: **3 (2 1)**
Baths: **1.5 (1 1)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Private,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Concrete,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Oven,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room Level Dimensions
Kitchen With Eating Area **Main** **15`7" x 10`4"**
Bedroom - Primary **Main** **10`11" x 9`11"**
Bedroom **Basement** **12`7" x 9`3"**
4pc Bathroom **Main**
Furnace/Utility Room **Basement** **7`3" x 6`3"**

Room Level Dimensions
Living Room **Main** **14`5" x 11`8"**
Bedroom **Main** **10`5" x 9`11"**
Game Room **Basement** **23`8" x 14`7"**
2pc Bathroom **Lower**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7382JK

Zoning:
R-CG

Remarks

Pub Rmks: **Just move in ready! Close to schools, shopping etc., you'll like the bright kitchen with its higher end cabinetry, a triple sink! and a natural gas stove. Two bedrooms up with a good size open living room and a 4 piece bathroom. Downstairs has just been all redone with a large Family / Rec room, 2 piece bathroom and a 3rd bedroom. All windows have been updated within the last few years, the roof shingles on both the house and garage were replaced approximately 6 years ago. West back yard has an upper deck and a ground level deck & lots of parking along with the double garage.**

Inclusions:
Property Listed By: **N/A
TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









